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March 20, 2026

Sent by EMAIL

ATTN: Emily Overholt
Intermediate Planner, Department of Development Services
The Corporation of the County of Prince Edward
280 Picton Main Street, Picton, ON, K0K 2T0
T: 613-476-2148 ext. 2006 | F: 613-471-2051
eoverholt@pecounty.on.ca

RE: Redtail Winery
Application for Draft Plan of Condominium, Site Plan Control and Removal of
Hold – Fourth Submission
19314 Loyalist Parkway, Consecon, Prince Edward County

Dear Emily Overholt,

We are in receipt of the comments provided by the Corporation of the County of Prince Edward and Quinte Conservation with respect to the Fourth Submission for Site Plan Control for the proposed Redtail Vineyard development at 19314 Loyalist Parkway.

The relevant architectural comments are in the order they were presented in the following letters:

- Application for Draft Plan of Condominium, Site Plan Control and Removal of Hold – Fourth Submission from Emily Overholt, Intermediate Planner dated February 27th, 2026

2.0 Development Services Comments

General

Comment 1: Please label Nordic Spa as 'Future Phase' or 'Phase Two' on all drawings as it is not proposed at this time. Please be advised that primary access to the buildings, as shown, does not appear to be within 3-15 metres of a fire route as required under the Ontario Building Code (OBC). The fire route will need to be extended to comply with OBC regulations. Further spa buildings do not face a street which is required under OBC 3.2.2.10 & 9.10.20.3. This will need to be revised when the spa (Phase 2) is conducted.

Response 1: The Nordic Spa has been labelled as 'Future Phase' on drawings SPCA-3.1 and 3.2. The Nordic Spa plan and elevation drawings have also been removed from the building plans and elevation drawing set (sheets SPCA-9.6, 9.7, and 9.8).

Signage Plan

Comment 2: The Traffic Impact Study does not appear to recommend the establishment of directional signage in the road allowance. Generally, only regulatory and/or warning signage is permitted in the road allowance. If the signage is to be for regulatory or warning purposes, please reference specific signage to be used as per the Ontario Traffic Manual; otherwise, please remove the signs.

Response 2: The directional signs have been removed from the signage plan.

Comment 3: Please ensure that ground sign is outside of the sight triangle prescribed under the Zoning By-law.

Response 3: The proposed ground sign is confirmed to be outside of the sight triangle. The sight triangle as described in the Traffic Impact Study has been added to the Signage Plan drawing (SPCA-8).

Site Plan

Comment 4: Please indicate dimensions of required turnaround facilities as per O.B.C 3.2.5.6.

Response 4: All fire access route information has been consolidated and moved to 1:1000 plans (refer to drawings SPCA-3.3, 3.4 and 3.5). For clarity, the fire access route and turnaround facilities are highlighted in light red.

Comment 5: Please remove vegetation from any required turnarounds to ensure that there is a stable surface for emergency vehicles

Response 5: The area identified in Comment 5 (dated February 27, 2026) is not a turnaround facility, therefore the vegetation has been retained. The turnaround facilities have been highlighted in light red in drawings SPCA-3.3 and 3.4.

Comment 6: Please provide dimension for walkway to the ramp and ensure that a minimum width of 1.5 metres is provided.

Response 6: The area for the requested dimension is not a path but a landscaped area below the proposed patio deck. The winery building has two levels with separate functions; the lower level is the hotel lobby while the upper level is the winery/restaurant. Visitors will access each level independently by separate paths. There is no exterior path connecting the two entrances. Drawing SPCA-6.1 has been revised to clarify which areas are located on the upper and lower levels. Please refer to drawing SPCA-9.1, 9.2, 9.4, and 9.5 for more detailed information on the proposed building and circulation.

Comment 7: Please consider swapping location of access aisle/barrier-free space near to restaurant to accommodate a Type B space to the south.

Response 7: The recommendation has been implemented. Please refer to drawing SPCA-6.1 for the revised parking layout.

Comment 8: How will parking spaces be delineated? How will barrier-free spaces be identified?

Response 8: Parking spaces will be delineated with a concrete parking curb stop. Barrier-free spaces will be identified with a parking sign on a post. Please refer to labels 8.2 and 8.3 on drawings SPCA-6.1 and 6.2 for the locations of the curb stops and barrier-free parking signs on a post.

Comment 9: Barrier-free access shall be provided to all pedestrian entrances including those for cabins.

Response 9: Ramps are provided to all pedestrian entrances including the barrier-free cabins and the winery building. The pool house will be accessible from grade (refer to drawings SPCA-9.22 and 9.23)

Comment 10: Please provide a guard rail on the ramp and provide a detail.

Response 10: As per OBC 3.3.1.17, guards are only required where the difference in level is more than 600mm between the walking surface and the adjacent surface. The proposed ramps are within that threshold, therefore a guard is not required. A handrail and pickets have been added to drawings SPCA-9.9, 9.10, and 9.11. Refer to drawing SPCA-9.10 for a typical section detail of the proposed handrail.

Comment 11: Please include dimension for access ramp on the site plan drawing in addition to the elevation drawing.

Response 11: Dimensions for all ramps have been added to drawings SPCA-9.2, 9.4, 9.9, and 9.10.

Comment 13: Please include loading space dimensions.

Response 13: Loading space dimensions have been added to drawing SPCA-6.1.

Sincerely,

A handwritten signature in black ink that reads "Kurt Kraler". The signature is written in a cursive, flowing style.

Kurt Kraler, ERA Architects